

NOW FOR LEASE

15,872 sf HIGH BAY GARAGE/WAREHOUSE/OFFICE

640 State Road, Dartmouth, MA

Available Immediately: 15,872sf of garage/warehouse and office space right on Route – 6/State Road in Dartmouth. Previously used by Eascare Ambulance Company, the space is in General Business zoning and offers approx. 11,000 sf of high bay garage/warehouse space with 1,860 sf of finished office and 3,000sf of finished storage.



HIGHLIGHTS:

- ~14,000 sf high bay garage/warehouse
- 1,860 sf office
- 12ft ceiling height
- 3 drive in doors
- Potential for Parking of up to 100+ cars

LEASE TERMS:

- \$12 psf rent
- Gross
- Minimum 5-year term
- CPI increase annually
- Offered for lease “As Is”

CIC REALTY
www.cicrealestategroup.com



JENNA COMPTON

VP, Investments & Marketing

License: MA 9577549

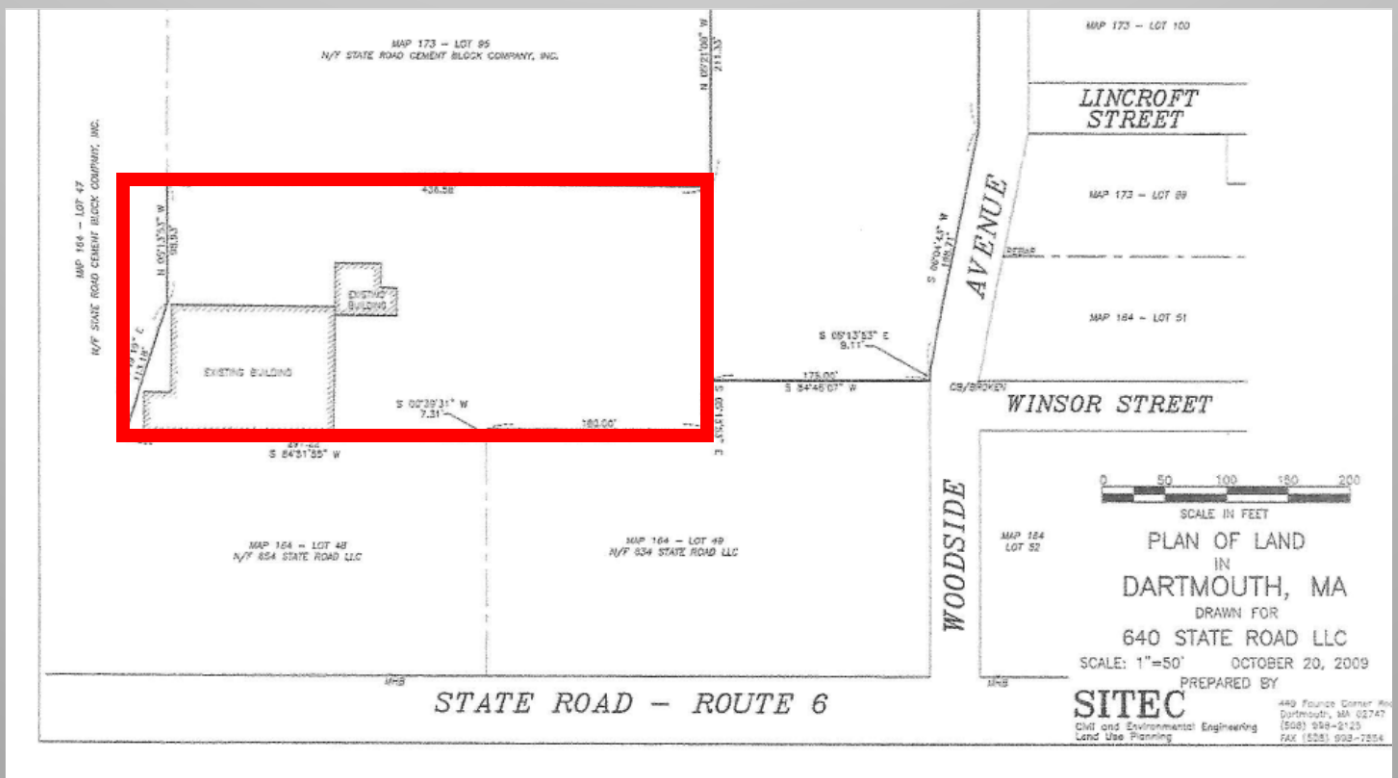
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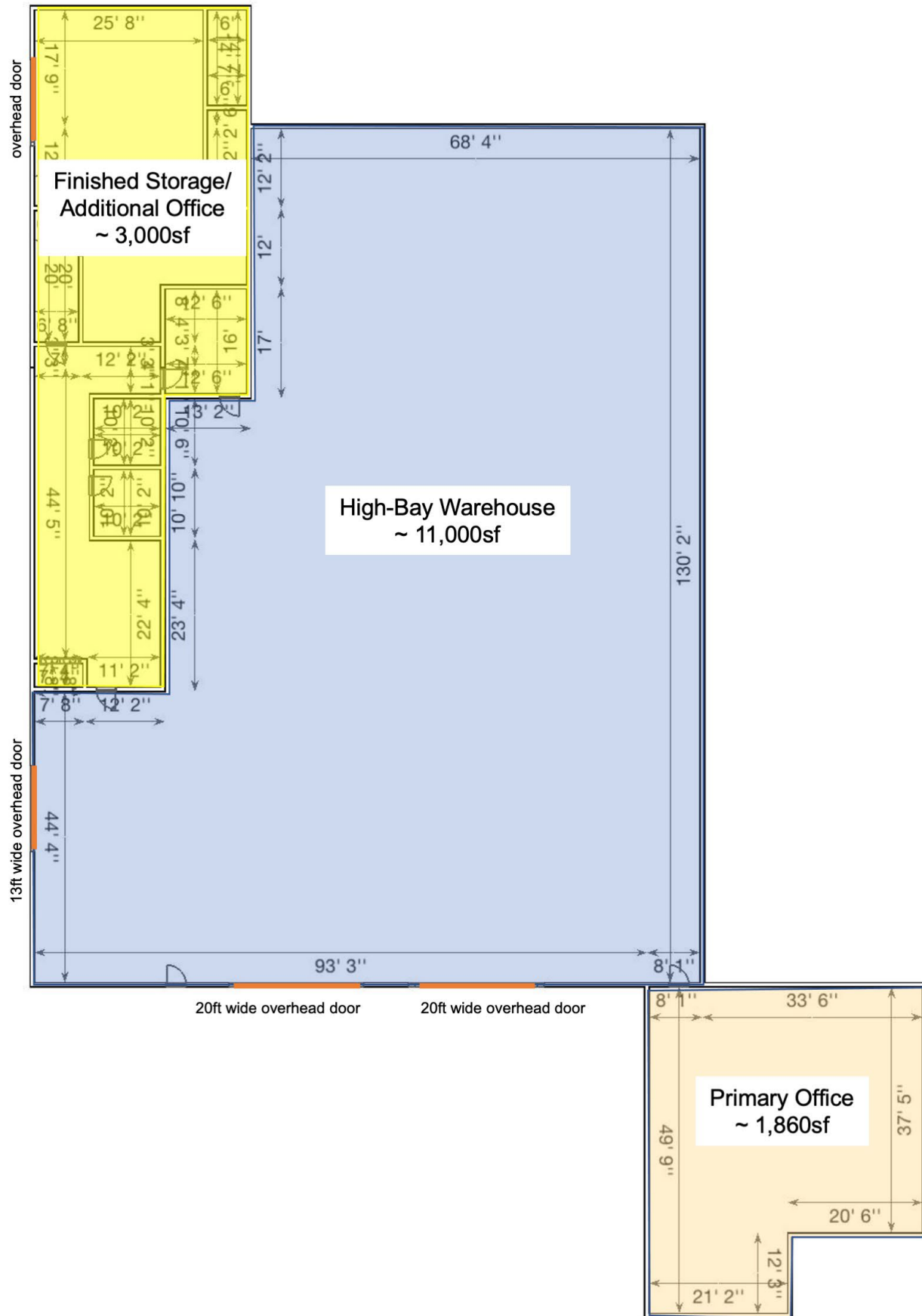
DETAILED INFORMATION

Prior Use:	Eascare Ambulance Company
Zoning:	General Business
Building Size:	15,872 sf Total (tax card) ~11,000 sf high bay garage/warehouse ~3,000sf finished storage with additional garage 1,860 sf office
Construction:	Steel frame w/ pre-finished metal exterior
Ceiling Height:	12'
Lot Size:	Approx. 2.75 acres
Parking:	100 + spaces
Drive in Doors:	2 – 20' wide x 12 high 1 – 13' wide x 12' high
Power:	400 amp 240v
Other features:	Forced hot air heat in garage, AC in the office High velocity exhaust fans Floor drain runs the length of the building
Property Taxes:	\$8,681 annually (2022)



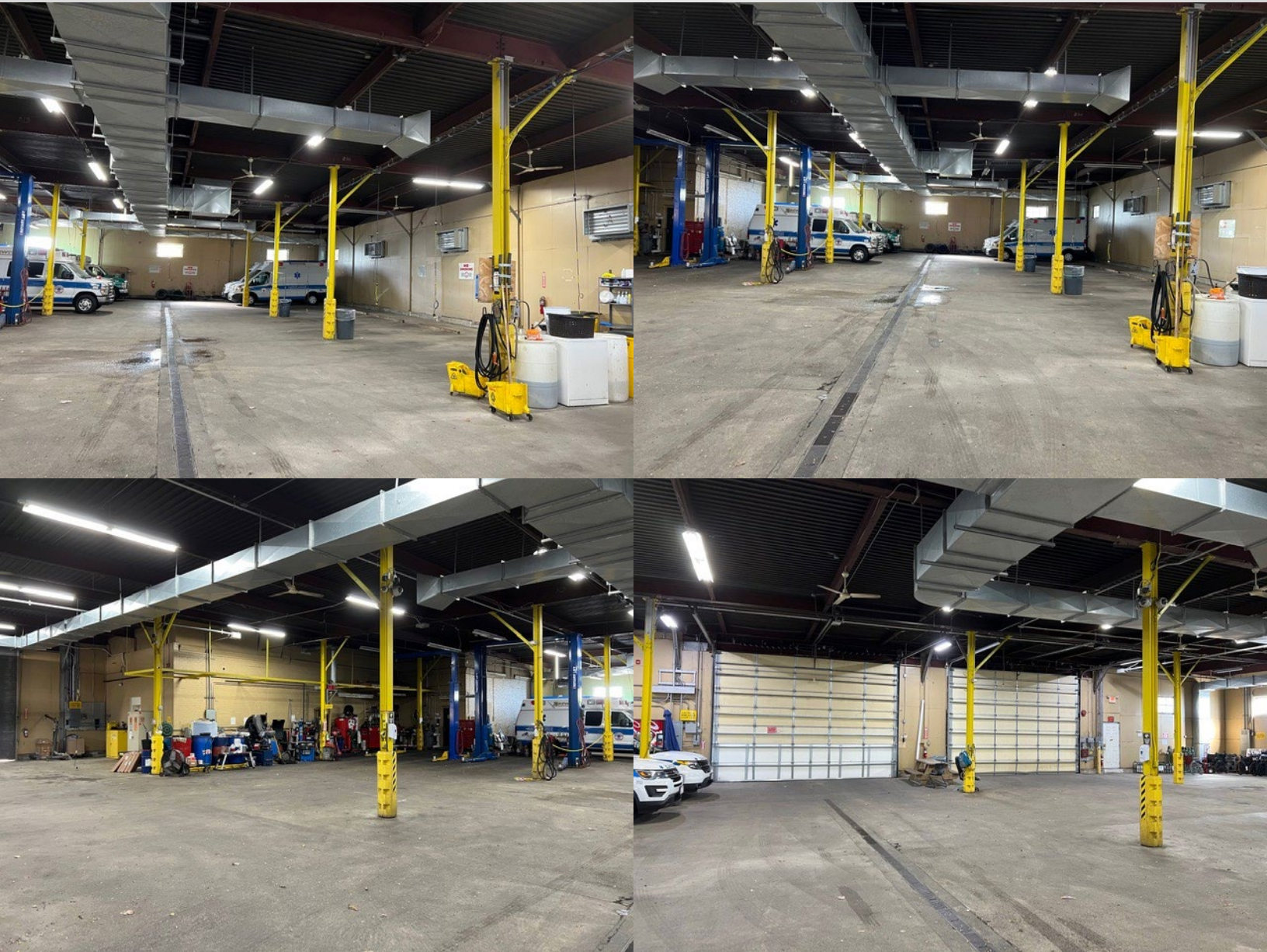
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FLOOR PLAN



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



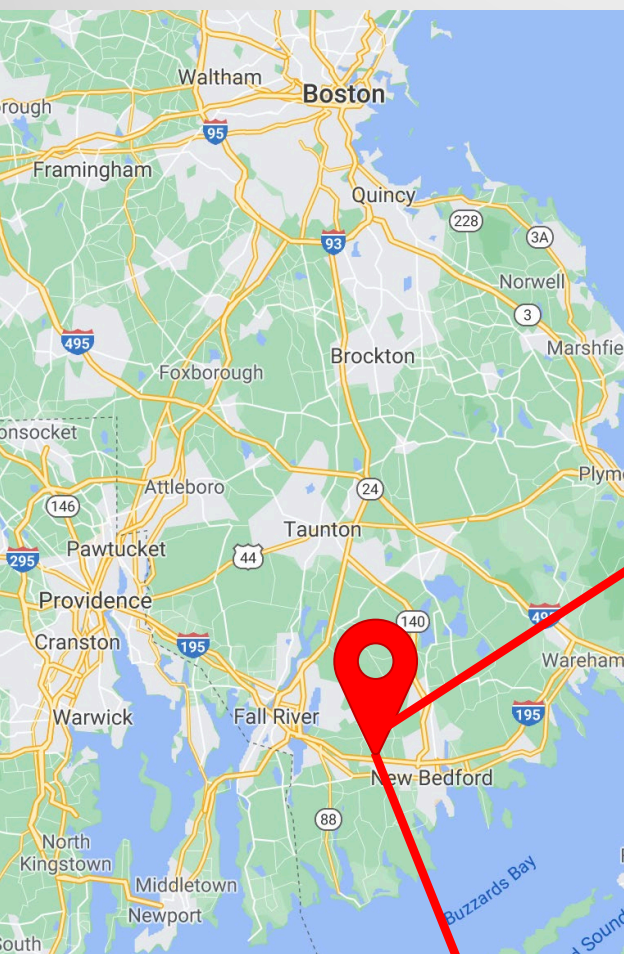
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AERIAL PHOTOS

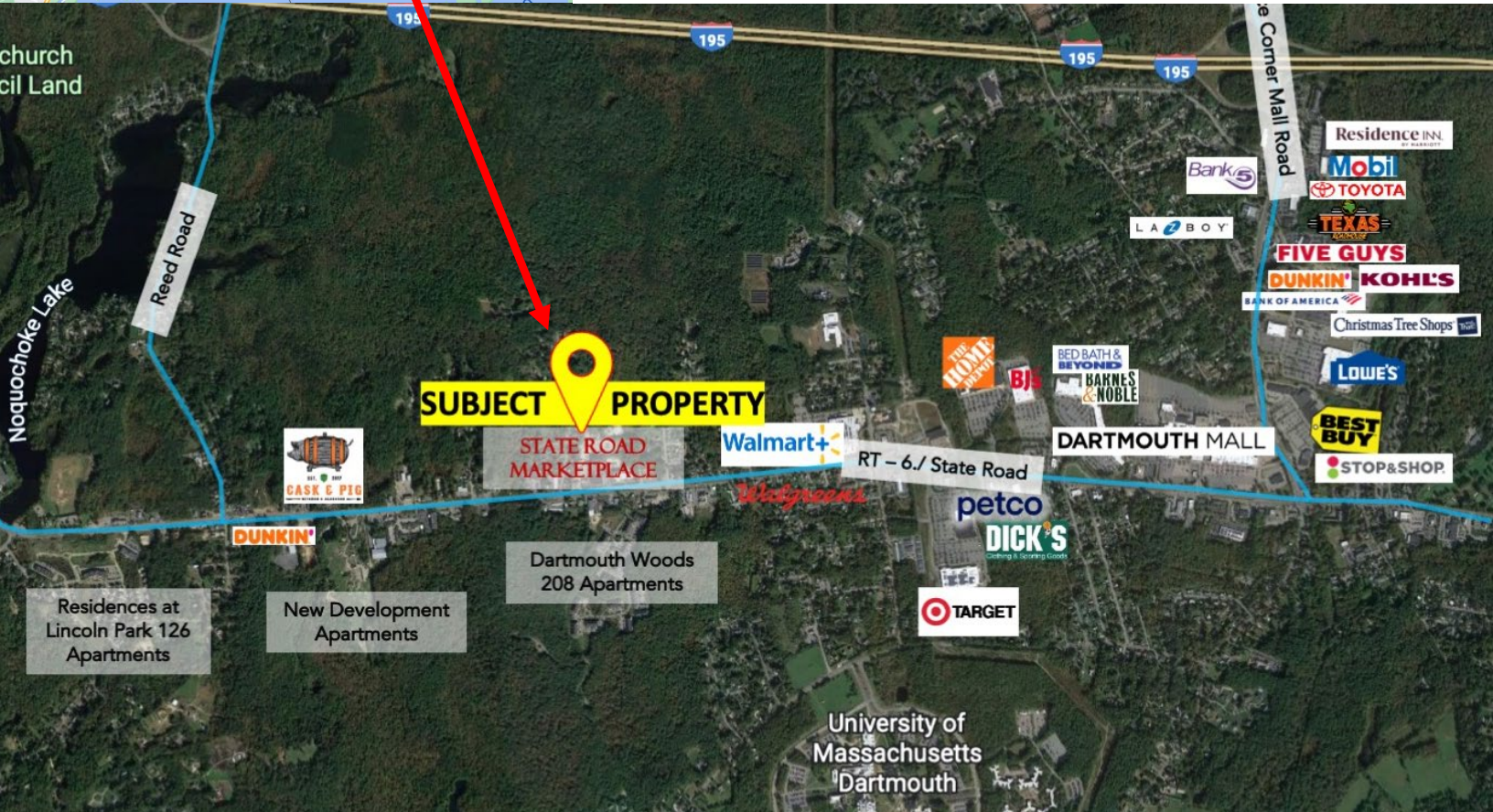


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LOCATION



POPULATION	1 MILE	3 MILE	5 MILE
2022 Total Population:	2,029	19,198	94,859
2027 Population:	2,113	19,721	96,581
Pop Growth 2022-2027:	4.14%	2.72%	1.82%
Average Age:	40.00	40.30	40.50
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 Total Households:	800	6,284	36,119
HH Growth 2022-2027:	4.50%	3.23%	1.93%
Median Household Inc:	\$67,749	\$85,074	\$57,353
Avg Household Size:	2.30	2.50	2.40
2022 Avg HH Vehicles:	2.00	2.00	2.00



DISCLAIMER

CONFIDENTIALITY AGREEMENT AND DISCLAIMER:

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If you have no further interest in the Properties, please return the Offering Memorandum forthwith.



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